

NORMAN PLANNING COMMISSION
REGULAR SESSION AGENDA

APRIL 8, 2010

MEETING TIME:
MEETING PLACE:

6:30 p.m.
Council Chambers
Norman Municipal Building
201 West Gray Street

NOTICE:

The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicants at least 30 days ago. Legal notice for each rezoning item was published in The Norman Transcript and mailed to each property owner within 350 feet of each rezoning request.

Planning Commission will hold a public hearing on these items tonight, and each item upon which action is taken will be forwarded to the City Council with a recommendation.

*It should be recognized that the Planning Commission is a recommendatory body and that the City Council may, or may not, concur with the Planning Commission's decision. **Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.***

* * *

1. ROLL CALL

2. CONSENT DOCKET

INFORMATION: This item is placed on the agenda so that Planning Commission, by unanimous consent, can designate those agenda items that they wish to approve by one motion. Any of these items can be removed from the Consent Docket and heard in its regular order.

ACTION NEEDED: Motion to place Item Nos. 3 through 5 on the Consent Docket and approve by one unanimous vote.

ACTION TAKEN: _____

3. Approval of the March 11, 2010 Regular Session Minutes and the March 11, 2010 Study Session Minutes

ACTION NEEDED: Approve the minutes as submitted, or amended.

ACTION TAKEN: _____

4. Consideration of a FINAL PLAT submitted by Randy and Lisa Martin (Centerline Services, L.L.C.) for CANAAN ACRES, generally located north and west of the intersection of Broadway Avenue and Franklin Road.

(Staff Report – page 4-3)

ACTION NEEDED: Approve or disapprove the deferral of street improvements for Franklin Road, and approve or disapprove the Final Plat for CANAAN ACRES, and forward the plat to the City Council for their approval and acceptance of public dedications.

ACTION TAKEN: _____

5. Consideration of a PRELIMINARY PLAT submitted by SKS1, LOC and Southwest Capital Group, LLC (SMC Consulting Engineers, P.C.) for FOUNTAIN VIEW ADDITION (WINDSTONE FARMS ADDITION) (Reapproval), generally located on the east side of 48th Avenue N.W. approximately one-quarter mile south of Tecumseh Road.

(Staff Report – page 5-3)

ACTION NEEDED: Recommend approval or disapproval of the Preliminary Plat for FOUNTAIN VIEW ADDITION (WINDSTONE FARMS ADDITION) (Reapproval), to the City Council.

ACTION TAKEN: _____

6. PRESENTATION OF INDUSTRIAL STUDY REPORT

7. **CONSIDERATION OF A REQUEST SUBMITTED BY KENT CONNALLY FOR A TRACT OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF 12TH AVENUE N.W. AND TECUMSEH ROAD.**

7a. **RESOLUTION NO. R-0910-82 -- KENT CONNALLY REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-0910-5) FROM FUTURE URBAN SERVICE AREA TO CURRENT URBAN SERVICE AREA AND FROM INDUSTRIAL DESIGNATION TO LOW DENSITY RESIDENTIAL DESIGNATION, MEDIUM DENSITY RESIDENTIAL DESIGNATION, COMMERCIAL DESIGNATION, OFFICE DESIGNATION, INDUSTRIAL DESIGNATION, AND OPEN SPACE DESIGNATION ON PORTIONS OF THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF 12TH AVENUE N.W. AND TECUMSEH ROAD.**

(Staff Report – page 7a-3)

7b. **ORDINANCE NO. O-0910-17 -- KENT CONNALLY REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 12TH AVENUE N.W. AND TECUMSEH ROAD.**

(Staff Report – page 7b-3)

7c. **CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY KENT CONNALLY (SMC CONSULTING ENGINEERS) FOR FOUNDERS PARK ADDITION, A PLANNED UNIT DEVELOPMENT, WITH AN ALLEY WAIVER FOR THE COMMERCIAL AND INDUSTRIAL AREAS, GENERALLY LOCATED AT THE NORTHWEST CORNER OF 12TH AVENUE N.W. AND TECUMSEH ROAD.**

(Staff Report – page 7c-3)

ACTION NEEDED: Recommend adoption or rejection of Resolution No. R-0910-82, Ordinance No. O-0910-17, the Site Development Plan and accompanying documentation, and recommend approval or disapproval of the Preliminary Plat for FOUNDERS PARK ADDITION, A PLANNED UNIT DEVELOPMENT, with an alley waiver for the commercial and industrial areas, to the City Council.

ACTION TAKEN: _____

8. **CONSIDERATION OF A REQUEST SUBMITTED BY SHANNON O MOORE, L.L.C. FOR A TRACT OF LAND GENERALLY LOCATED 910 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 9 AND 12TH AVENUE S.E.**

8a. **RESOLUTION NO. R-0910-96 -- SHANNON O MOORE, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-0910-8) FROM INDUSTRIAL DESIGNATION TO OFFICE DESIGNATION AND MEDIUM DENSITY RESIDENTIAL DESIGNATION ON PROPERTY GENERALLY LOCATED 910 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 9 AND 12TH AVENUE S.E.**

(Staff Report – page 8a-3)

8b. ORDINANCE NO. O-0910-25 -- SHANNON O MOORE, L.L.C. REQUESTS REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR PROPERTY GENERALLY LOCATED 910 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 9 AND 12TH AVENUE S.E.

(Staff Report – page 8b-3)

8c. CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY SHANNON O MOORE, L.L.C. (CARDINAL ENGINEERING) FOR VICTORY PARK ADDITION, A PLANNED UNIT DEVELOPMENT (A REPLAT OF LOT 1, BLOCK 1, SHAKLEE ADDITION) (FORMERLY KNOWN AS NRH FOUNDATION ADDITION), GENERALLY LOCATED 910 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 9 AND 12TH AVENUE S.E.

(Staff Report – page 8c-3)

ACTION NEEDED: *Recommend adoption or rejection of Resolution No. R-0910-96, Ordinance No. O-0910-25, the Site Development Plan and accompanying documentation, and recommend approval of the Preliminary Plat for VICTORY PARK ADDITION, A PLANNED UNIT DEVELOPMENT, with an alley waiver for the office area, to the City Council.*

ACTION TAKEN: _____

9. CONSIDERATION OF A REQUEST SUBMITTED BY CEREBRAL PROFESSIONAL SYSTEMS, INC. AND JOHN M. CAMPBELL FOR A TRACT OF LAND GENERALLY LOCATED NORTH OF HIGHWAY 9 AT THE INTERSECTION OF BERRY ROAD AND HIGHWAY 9.

9a. RESOLUTION NO. R-0910-87 – CEREBRAL PROFESSIONAL SYSTEMS, INC. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-0910-6) FROM MEDIUM DENSITY RESIDENTIAL DESIGNATION TO OFFICE DESIGNATION ON PROPERTY LOCATED NORTH OF HIGHWAY 9 AT THE INTERSECTION OF BERRY ROAD AND HIGHWAY 9.

(Staff Report – page 9a-3)

9b. ORDINANCE NO. O-0910-21 – CEREBRAL PROFESSIONAL SYSTEMS, INC. REQUESTS REZONING FROM RM-2, LOW DENSITY APARTMENT DISTRICT, AND R-1, SINGLE FAMILY DWELLING DISTRICT, TO CO, SUBURBAN OFFICE COMMERCIAL DISTRICT, FOR PROPERTY LOCATED NORTH OF HIGHWAY 9 AT THE INTERSECTION OF BERRY ROAD AND HIGHWAY 9.

(Staff Report – page 9b-3)

9c. CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY CEREBRAL PROFESSIONAL SYSTEMS, INC. AND JOHN M. CAMPBELL (CARDINAL ENGINEERING) FOR CAMPBELL PARK ADDITION, LOCATED NORTH OF HIGHWAY 9 AT THE INTERSECTION OF BERRY ROAD AND HIGHWAY 9.

(Staff Report – page 9c-3)

ACTION NEEDED: Recommend adoption or rejection of Resolution No. R-0910-87, Ordinance No. O-0910-21, the Site Development Plan and accompanying documentation, and recommend approval or disapproval of the Preliminary Plat for CAMPBELL PARK ADDITION, with an alley waiver, to the City Council.

ACTION TAKEN: _____

10. ORDINANCE NO. O-0910-27 -- BRENT SWIFT REQUESTS SPECIAL USE FOR A MIXED USE BUILDING FOR PROPERTY CURRENTLY ZONED C-3, INTENSIVE COMMERCIAL DISTRICT, FOR PROPERTY LOCATED AT 104 E. MAIN STREET.

(Staff Report – page 10-3)

ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-0910-27, the Site Development Plan and accompanying documentation, to the City Council.

ACTION TAKEN: _____

11. ORDINANCE NO. O-0910-28 -- ELITE LION, L.L.C., REQUESTS REZONING FROM PUD, PLANNED UNIT DEVELOPMENT, TO C-2, GENERAL COMMERCIAL DISTRICT, FOR PROPERTY LOCATED AT 1051 12TH AVENUE N.E.

(Staff Report – page 11-3)

ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-0910-28, the Site Development Plan and accompanying documentation, to the City Council.

ACTION TAKEN: _____

12. ORDINANCE NO. O-0910-29 -- LANDON WEBB REQUESTS AMENDMENT OF THE APPROVED SITE PLAN AT 1205 E. ROBINSON STREET TO ALLOW INSTALLATION OF AN ICE HOUSE.

(Staff Report – page 12-3)

ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-0910-29 to the City Council.

ACTION TAKEN: _____

13. ORDINANCE NO. O-0910-30 -- LANDON WEBB REQUESTS AMENDMENT OF THE APPROVED SITE PLAN AT COLONIAL ESTATES TO ALLOW INSTALLATION OF AN ICE HOUSE.

(Staff Report – page 13-3)

ACTION NEEDED: Recommend adoption or rejection of Ordinance No. O-0910-30 to the City Council.

ACTION TAKEN: _____

- 14. ORDINANCE NO. O-0910-31 -- LONDON WEBB REQUESTS AMENDMENT OF THE APPROVED SITE PLAN AT 2638 CLASSEN BOULEVARD TO ALLOW INSTALLATION OF AN ICE HOUSE.**
(Staff Report – page 14-3)

ACTION NEEDED: *Recommend adoption or rejection of Ordinance No. O-0910-31 to the City Council.*

ACTION TAKEN: _____

- 15. ORDINANCE NO. O-0910-32 -- LYNN AND GAYE ANN ROGERS REQUEST CLOSURE OF THE NORTH 60' OF A SANITARY SEWER EASEMENT IN LOT 6, BLOCK 1, LAKEWOOD PARK ADDITION (2701 SOUTH BERRY ROAD).**
(Staff Report – page 15-3)

ACTION NEEDED: *Recommend adoption or rejection of Ordinance No. O-0910-32 to the City Council.*

ACTION TAKEN: _____

- 16. HOLY ASCENSION ANTIOCHIAN ORTHODOX CHURCH REQUESTS DEFERRAL OF THE REQUIREMENT OF 19:509(A)(2) FOR CONSTRUCTION OF THE SIDEWALK PRIOR TO FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY OF THEIR NEW CHURCH FACILITY LOCATED AT 3350 12TH AVENUE N.E.**

ACTION NEEDED: *Recommend adoption or rejection of deferral of sidewalk construction to the City Council.*

ACTION TAKEN: _____

- 17. MISCELLANEOUS DISCUSSION**

- 18. ADJOURNMENT**